

MEMORANDUM

TO: Bethany Grubbs, Senior Planner, Planning & Zoning

FROM: Diana Spriggs, P.E. – Assistant Director, Public Works

DATE: October 30, 2024

SUBJECT: P24-111 Club Med PUD Amendment
Traffic Generation, Stacking & Circulation Approval

This application and the most updated Traffic Impact Letter for Club Med prepared by Simmons & White dated October 16, 2024 submitted with this PUD has been reviewed by the Public Works Department and our 3rd party traffic consultant, WSP USA.

Currently the site is partially utilized by a private school that was not originally allowed in the PUD documents. Based on this, the school was not included in any original traffic approval. This Traffic Impact Statement included an analysis for 150 private high school students.

According to the Institute of Traffic Engineers Trip Generation Manual, 150 private high school students would generate 60 PM Peak hour trips. The private school is currently operating with 117 students which is 47 PM Peak hour trips. Even though the school traffic was not originally approved, the increase in students over what is currently operational will result in only 13 additional PM Peak hour trips over what is existing today. This amount of traffic is considered to be negligible impacts for the area.

The City's 3rd party Traffic Consultant (the "Consultant"), WSP USA, has indicated that at a high level the amendment can be approved from a traffic impact perspective. However, the Consultant did indicate that the current version of the traffic statement contains some inconsistencies and incomplete sections, as described in the Consultant's October 28, 2024, which need to be addressed prior to approval.

The developer is actively working on addressing the Consultant's comments with staff and desires to move this application forward to the Planning and Zoning Board. Consequently, Public Works recommends approval with the following conditions:

1. All comments outlined in the Consultant's October 28, 2024, letter Traffic Consultant must be addressed in a manner satisfactory to the Public Works Department prior to this item being considered by City Council.
2. If condition 1 is not met, this application, at staff's discretion, will either (i) not go forward to City Council until the condition is met; (ii) receive a recommendation from staff to be tabled until the condition is met; or (iii) receive a recommendation from staff of denial.